



1. Introduction

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The citizens of Catonsville have a long history of involvement in their community. Over the past several years, some of Catonsville's citizen and business leaders have expressed concern about the future of the Catonsville Community's commercial core – its village area.

In January 1989, Catonsville 2000, Inc., held a public meeting to air some of the issues confronting the community. Also in the winter of 1989, the Southwest Coalition conducted a survey of residents to solicit their thoughts on various matters relating to conditions in and the future of the village area. These efforts are examples of the interest that various components of the community have in the future of Catonsville.

A. Purpose of the Study

In the course of thinking about their community and working on its behalf, it became clear to many of the area's citizen and business leaders that a plan should be prepared to help guide future actions with regard to the village. This plan would be integrated into the county's master plan for the Catonsville area. In consultations with the County Office of Planning and Zoning and the Baltimore County Economic Development Commission, the community determined that qualified consultants should be retained to analyze the various elements of development occurring in and around Catonsville and formulate the plan.

In February 1989, the county distributed a request for proposals for the Catonsville Community Plan. After review of submitted propos-

als, a team lead by Legg Mason Realty Group, Inc., and including Cho, Wilks & Berrn and Douglas & Douglas was selected to prepare the plan. This team began its work in October 1989.

The consultant team work program consisted of analysis of economic conditions and the market for new investment in the Catonsville village area (Legg Mason Realty Group, Inc.), analysis of parking and traffic conditions and preparation of recommendations for solutions to current problems (Douglas & Douglas) and analysis of the physical character of the Catonsville Village area and preparation of the plan itself (Cho, Wilks & Berrn). In addition, the study process involved a strong community participation component.

In summary, the purpose of the consultant team effort has been to help Catonsville area citizens have a better understanding of the way their village area is working, to address certain problems, and to establish a direction for the future. It has also been to provide county officials with information needed to make decisions with regard to county program activities in Catonsville.

B. Work Performed

The consultant team has performed an extremely wide range of research and analytical tasks in connection with this assignment. Some of the most significant of these tasks are summarized below.

1. Public Participation: The consultant team

has had extensive and continuing contact with its clients (Baltimore County and Catonsville 2000) throughout the study and with the public on several occasions. Principal meetings held between the consultants and these organizations are summarized below.

- November 7, 1989: Kick-off meeting with county officials.
- November 14, 1989: Kick-off meeting with Board of Catonsville 2000, Inc.
- December 19, 1989: Public information meeting.
- January 9, 1990: Public meeting.
- February 6, 1990: Workshop with Board of Catonsville 2000, Inc. and public.
- Preview meeting of presentation of study draft to Board of Catonsville 2000, Inc. and county officials.
- March 19, 1990: Presentation of preliminary study draft to public.

2. Work Performed by Economist:

- Conducted field inspections of the Catonsville Village area and surrounding areas.
- Research into development and market conditions relevant to the study area.
- Analysis of data relating to development and market.
- Distribution and analysis of shoppers and merchants surveys.
- Formulation of recommendations for market supportable future development of the village area.
- Interviews with individuals associated with

D. Organization of this Report

In addition to this introduction, the report consists of eight sections. These include the Executive Summary, Development Framework, Market Context, Traffic and Parking Context, Design Context, Design Plan, Recommendations for the Key Sites, and the Plan Components and Implementation Strategy. There is also an Appendix containing certain technical data.

- Preparation of design guidelines to be applied to structures along Frederick Road.

C. Study Areas

The primary focus area for this study is shown on map 1-1 on the following page. For the most part, it is the area one block either side of Frederick Road from the Beltway to about the Post Office, except the focus area extends farther south to pick up the Calonsville Middle School and The Children's Home. This is the area that will be referred to throughout this report as the Calonsville "Village". Several subareas have been defined within it. Most of the economic and planning analyses are oriented to "downtown Calonsville", which is the stretch along Frederick Road from the Beltway on the east to the Post Office on the west.

In order to properly analyze potentials in the focus area, the consultants have had to look beyond it. This has been particularly true of the economic work. As will be noted later, an analysis of development trends in an area from UMBC to about Route 40 and from Baltimore City to Patapsco Valley State Park was performed by the economic consultant. Market data were obtained for this larger area and for an even larger area covered by zip code 21228, which is the area from which the bulk of the people who patronize Calonsville stores come from.

certain key sites

- Formulation of recommendations for key sites.

3. Work Performed by Traffic/Parking Consultant:

- Field inspection of parking facilities in the Calonsville Village area.
- Research and analysis with regard to the way parking is currently working.
- Research and analysis with regard to traffic flows in the village area, especially Frederick Road.
- Analysis of state highway traffic volume data.
- Formulation of recommendations with regard to parking.
- Formulation of recommendations with regard to techniques to guide and to control traffic flows.

4. Work performed by planner:

- Field inspection of the primary focus area, particularly Frederick Road.
- Photography of buildings fronting on Frederick Road.
- Identification and analysis of land uses in the primary focus area.
- Valuation of characteristics of buildings and of signs along Frederick Road.
- Review zoning in the village area.
- Formulation of plan recommendations based on this research and the input of the economic and traffic/parking consultants.
- Preparation of graphics to display plan recommendations.

